

**MINUTES  
PLANNING COMMISSION  
OCTOBER 4, 2018  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM  
(Recording is available)**

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker  
William Gaydos  
Lou McMahon  
Monica Rossiter

Others Present

Katelyn Milius, City Planner, Secretary  
Bryce Sylvester, Director of Planning and Development  
Jennifer Swallow, Chief Assistant Law Director  
Mark Papke, City Engineer  
Michelle Nohta, Planning and Development

A motion was made by Mr. McMahon, seconded by Mr. Baker to **EXCUSE** the absence of Glenn Coyne. All of the members voting yea, the motion passed.

2. Approve the Minutes of the September 6, 2018 Meeting

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the minutes of the September 6, 2018 meeting as amended. Mr. Baker, Mr. McMahon, and Ms. Rossiter voting yea, and Mr. Gaydos abstaining, the motion passed.

3. Opening Remarks

Ms. Milius read the opening remarks.

Mr. McMahon announced that the Lakewood Clean Water Task Force & Resiliency Task Force will meet to discuss land use practices for management of water runoff during wet weather on October 23rd. Other meetings will be scheduled in November and December with a public meeting in January 2019. A plan will be submitted to the EPA on March 1, 2019.

**OLD BUSINESS**

**Docket items 09-25-18, 09-26-18 and 09-27-18 were called together.**

**CONDITIONAL USE**

4. **Docket No. 09-25-18  
14115 Detroit Avenue  
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study.  
(Page 3)

**CONDITIONAL USE**

5. **Docket No. 09-26-18  
14115 Detroit Avenue**

## **Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study. (Page 5)

## **PARKING PLAN REVIEW**

6. **Docket No. 09-27-18**  
**14115 Detroit Avenue**  
**Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review. The property is located in a C3, General Business district. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study. (Page 7)

Ms. Milius stated the applicant requested a deferral for the three items pertaining to 14115 Detroit Avenue, Raising Cane's Chicken Fingers to allow time for completion of a Traffic Impact Study.

A motion was made by Mr. Gaydos, seconded by Ms. Rossiter to **DEFER** Docket 09-25-18, Docket 09-26-18 and Docket 09-27-18 until the November 1, 2018 meeting. All of the members voting yea, the motion passed.

## **PLANNED DEVELOPMENT**

7. **Docket No. 09-28-18**  
**14519 Detroit Avenue**  
**One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1, Office district. This item was deferred from the September 6, 2018 meeting. (Page 9)

Mr. Sylvester made an opening statement. Ms. Milius provided analysis, context and overview of the proposal, focusing on proposed uses that complement our city, scale and space integrating with the neighborhood, surfaces providing rhythm and texture, and public space function and feel. Mr. Sylvester addressed the relevant code sections from Chapter 1156.

The members sought clarification about information gathering for perspective issues. Clarification was requested on what was included in the hardscape calculation presented with building coverage. The design team should look closely at the integration of the site with the existing residential homes on Marlowe Avenue and the five-foot setback at the southern end (lighting, landscaping, rooftop patios, landscaping, increasing the setback depth).

Public comment was taken. George Papandreas, Carnegie Management and Development Corp., applicant was present. He stated to answer the southern setback was similar to and possibly greater than those on the street and suggested there should be a comparison of setbacks between the houses.



Ms. Milius stated that correspondence/comments received by the department would be made part of record. David Parrish, RDL said the vision of the plaza was a mixture of hard and soft surfaces. Ultimately, the residential units would become homes. Mr. Sylvester asked the members to focus on section 1156.03 prior to the next meeting. Mr. McMahon thanked the members of the public for their thoughtful comments and questions.

A motion was made by Mr. Gaydos, seconded by Ms. Rossiter to **DEFER** the item until the November 1, 2018 meeting. All of the members voting yea, the motion passed.

## **NEW BUSINESS COMMUNICATION**

8. **Docket No. 10-29-18**  
**12650 Detroit Avenue**  
**City of Lakewood**

The Planning Commission will receive a communication from the Department of Planning and Development regarding a proposed lighting ordinance that is before City Council. Councilman Bullock introduced the issue of light trespass brought to him by residents, particularly between commercial and residential properties. The planning department explored resources provided by the Housing Committee, the International Code Council, and other communities who have in recent years, enacted similar legislation. Existing conditions throughout the city were examined. Michelle Nochtka will present the city's research and proposed legislation. Our Department and Council are seeking input and guidance on this topic. (Page 21)

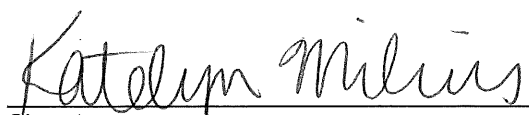
Michelle Nochtka, Department of Planning and Development was present to explain the proposed lighting ordinance.

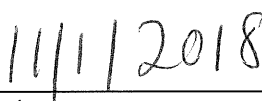
The members asked how one could determine if a specific lighting was in place before adoption of the pending ordinance in commercial properties. Ms. Nochtka said that complaints would be addressed individually. The members said there were multiple forms of pollution in an urban environment and was concerned about the proposed ordinance's impact on the community. Ms. Swallow and Ms. Nochtka clarified that the proposed lighting ordinance was directed to the commercial areas not residential. There were nuisance ordinances in place that addressed residential light problems. The members said the city did a wonderful job in developing the proposed ordinance. This would not cover the street lights; however, First Energy would provide light shielding upon complaints. The ordinance would be discussed at the October 11th ABR meeting.

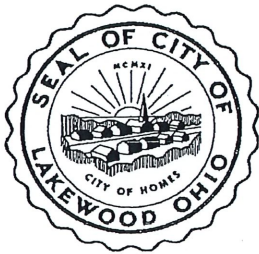
A motion was made Mr. Gaydos by Mr. McMahon seconded by to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

## **ADJOURN**

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **ADJOURN** the meeting at 8:18 P.M. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature  
on behalf of chair

  
\_\_\_\_\_  
Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. CARL ORBAN  
2. Toni Kulma  
3. Ben Hochstetler  
4. Nicole Shedden  
5. \_\_\_\_\_  
6. \_\_\_\_\_  
7. \_\_\_\_\_  
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Carl Orban  
Toni Kulma  
Ben Orban  
Nicole Shedden  
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, October 4, 2018

## Schwarz, Johanna

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**From:** Milius, Katelyn  
**Sent:** Monday, October 1, 2018 9:40 AM  
**To:** Schwarz, Johanna  
**Subject:** FW: Raising Cane's Lakewood

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**From:** Drew Gatliff [<mailto:dgatliff@rcolimited.com>]  
**Sent:** Thursday, September 20, 2018 1:35 PM  
**To:** Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex  
**Cc:** Robert Abramovich; Gary Miller; Jake Crocker Email; Brian Gunnoe; Kayla Holbrook  
**Subject:** Raising Cane's Lakewood

Bryce, Katelyn & Alex,

During our Planning Commission meeting on 9/6 it was discussed about the importance of the traffic study in order to render a decision. We have commissioned a traffic study, but the final report will not be completed until mid-October. Due to this, we are proposing to submit for the November Planning Commission and Architectural Board of Review meetings.

We wanted to inform you of our plan so you understand why we are not submitting for the October meetings.

If you have any questions please do not hesitate to contact me.

Thank you,  
Drew

Drew Gatliff | Pre-Development Manager, Fry Cook & Cashier | RCO Limited  
419-306-4024 | 1062 Ridge St | Columbus, OH 43215  
[dgatliff@rcolimited.com](mailto:dgatliff@rcolimited.com) | [www.raisingcanes.com/ohio](http://www.raisingcanes.com/ohio)

We make fun of work! Click here to see how: [www.caniaccareers.com](http://www.caniaccareers.com)

*Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.*

## Schwarz, Johanna

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**From:** Autumn Mauer <amauer17@yahoo.com>  
**Sent:** Thursday, September 6, 2018 5:55 PM  
**To:** Planning Dept  
**Subject:** Against Raising Cane's  
**Attachments:** Bob Evans.docx

Hello,

As home owners directly next to Getgo I have attached some of our reasoning against this proposal. It would severally impact our quality of life in a negative way and it is our hopes this would be taken into consideration. We want out city prosperous of course, however we do not believe this is a good fit that would be encroaching on our residential street.

We purchased our home prior to Getgo moving in and it has been nothing but problems with loud noise issues, loiters, and garbage continually into our yard. We as our neighbors do, fear that adding another late night fast food restuarant will double the similar negative impacts of Getgo's effects. We have had to deal with Bob Evans employees sitting on our front lawn, not the tree lawn, to take their smoke breaks which we continually explained to Bob Evans this is not acceptable.

Thank you so much for taking our concerns into consideration.

Warm regards,

Autumn Lam  
216 970 0013

Autumn & Alan Lam

1427 Parkhaven Row

Lakewood, OH 44107

216 970 0013

Amauer17@Yahoo.com

Restaurants within a half mile Radius including but not limited to:

- Get Go
- Goergios Pizza
- Mad Macs
- Winking Lizard
- China Express
- Szechwan Garden

Cahotic traffic due to:

- Get Go
- Formally Bob Evans
- Giant Eagle
- Winking Lizard
- Huge blind spot due to construction cars, city trucks, and construction trucks continually parking in front of Bob Evans building on Detroit making Parkhaven row a huge risk when attempting to exit the street
- Loud noises from blasting music and loiters at Getgo and what would be arguably another busy late night fast food chain adding to this issue
  - By the time the police arrive typically people are leaving or they are not stopped
  - Trash continually thrown or blown into yard
  - People continually turn around in our driveway at a high rate of speed with no caution or regard or speed down the street because they do not pay attention to signage
  - Loud noise all hours of the day and night which is particularly frustrating for me as I work from home
- Another fast food option would be better suited for W117th versus a residential area crossed with an already congested main street

It would be nicer to have a local business or sit-down restaurant with hours that are not late and offering a healthy addition to our city.

Thank you for reading as this would severely impact our quality of life as tax paying home owners and small business operators of Lakewood.



September 21, 2018

Lakewood Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, OH

Members of the Planning Commission,

My name is Adam Stier, and I live at 1430 Bunts Road (the house immediately adjacent to GetGo). I spoke about Raising Cane's proposed drive-through during public comment at the Planning Commission meeting on September 6, and I'd like to follow up those comments with a few specifics in writing.

I mentioned during the meeting that the left turn from Parkhaven onto Detroit is a difficult one to make. I hope that the Traffic Study addresses this as a possible point of back-up, and as a potential safety issue for both drivers and pedestrians. In my experience, the turn is a challenging one because the driver has to take so much into account: vehicles coming through the major intersection at Bunts & Detroit; vehicles exiting and entering the Giant Eagle and Winking Lizard lots just across the street; pedestrians and bikers; and the fact that, because Detroit widens to five lanes as it approaches the Bunts intersection, vehicles often attempt to pass each other here—sometimes at speeds that would seem well above the stated limit. The left-turning driver needs to cross two lanes of oncoming traffic and a middle turn lane—and, as if all that isn't enough, the visibility looking down either direction of Detroit tends to be poor, due to parked cars (and sometimes parked garbage trucks alongside GetGo), building angles, etc. It can be quite chaotic, and at times feels dangerous. I would urge Planning Commission members to pick a weekday evening and try that turn for themselves; it's a real point of concern, even before drive-through traffic gets added into the mix.

If drivers exiting the drive-through decide that waiting to make a turn onto Detroit is not worth their time, it's likely many of them will choose to jet through the GetGo parking lot to get to Bunts. If this happens, the GetGo parking lot, which is already hectic at times, will become even more so, as vehicles use the lot as a cut-through. And it will likely make traffic on Bunts all the more difficult to deal with for those of us living there, as cars leaving the drive-through effectively turn to Bunts, a residential road, for their quicker exit.

To be clear, I'm not opposed to Raising Cane's as a business or as a part of the Lakewood community. I am generally opposed, though, to drive-throughs on Detroit and Madison, for reasons I state below. And I'm specifically opposed to the drive-through plan submitted by Raising Cane's, which does not seem to have taken stock of the character of the neighborhood or potential impacts on traffic and safety.

When our family moved to Lakewood, in 2013, we were excited at the prospect of living near the Bunts-Detroit intersection, which is essentially the geographic center of Lakewood. The intersection arguably serves as the unofficial entry point into "Downtown Lakewood." (Current signage at the intersection implies this, and, if I'm not mistaken, the city once had a plan to create a more purposeful "Welcome-to-Downtown-Lakewood" effect at Bunts & Detroit.) So I think it's worth pausing to consider what a drive-through, with its attendant

traffic, will communicate to people about the character and values of "Downtown Lakewood" upon their arrival. Drive-throughs are at odds with Lakewood's Community Vision because they undermine the walkability, pedestrian safety, and support of environmentally-friendly transit which make our city so special and which draw so many young families to this area. Speaking for my own young family, we consider ourselves incredibly lucky to live in a city with such a compelling vision as Lakewood has to offer. City leaders past and present are to be applauded for creating and maintaining that vision. But of course a vision is only so good as our leaders' and citizens' commitment to live up to it. In considering Raising Cane's proposed drive-through, I urge you to apply the Code with that in mind.

Thank you for your time and attention,

A handwritten signature in black ink, appearing to read "Adam Stier".

Adam Stier  
1430 Bunts Road

## Schwarz, Johanna

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**From:** Dr. Frank J Ross Office <business@frankjross.com>  
**Sent:** Tuesday, September 25, 2018 8:22 AM  
**To:** Planning Dept  
**Cc:** preed12082aol.com,  
**Subject:** Cane's Drive thru proposal

Being a business owner on Detroit Ave, we are opposed to the variance to allow a drive thru window at Cane's restaurant.

We witnessed a Traffic Pattern Study conducted on the corner of Blossom Park and Detroit Ave that resulted in the removal of a traffic light. As the individuals were "counting" cars, while reading books, when asked if they counted foot or bike traffic the response was NO. Our hope is that this study be more effectively and accurately achieved.

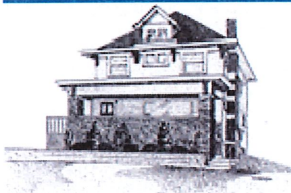
End result, a very congested intersection that is dangerous to cross on foot or bike. There is a red light, however from our office we see cars that do not even stop, hence, dangerous for those crossing. To add more car traffic to an already busy area, we feel diminishes the safety of Lakewood residents and visitors. We hope that our elected officials as well as appointed officials and hires, consider the residents of our community when you make your decision.

Traffic from Giant Eagle grocery and gas station, Winking Lizard, PNC Bank, McGorray's Funeral Home, Hixons, Dominos & strip plaza on corner of Manor Park and Detroit, Westerly Apartments and our office all contribute to congestion as well as normal Detroit Ave traffic. To add additional car traffic, defies logic.

Thank you for your time.

Humbly,  
Frank and Jo Ann Ross

**Dr. Frank J. Ross**  
**14213 Detroit Ave.**  
**Lakewood, OH 44107**  
**Phone: (216) 226-6722**  
**Fax: (216) 226-0020**  
**Handicapped Accessible**  
<http://www.frankjross.com>



## Schwarz, Johanna

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**From:** Peter Ketter <peterketter@hotmail.com>  
**Sent:** Thursday, September 27, 2018 10:24 PM  
**To:** Planning Dept  
**Subject:** Docket No. 09-28-18: One Lakewood Place PD Zoning  
**Attachments:** 18068\_2018-09-06-OLP-Drawing-Set-MARLOWE MARKUP.pdf

Members of the Lakewood Planning Commission and Planning Staff:

I am writing regarding the proposed Planned Development Zoning for One Lakewood Place, with more clarification and follow up to my verbal comments at the September 6 Planning Commission meeting.

As a Marlowe Avenue resident, I object to the proposed massing in the project's northern "Commercial Zone". The project is proposing a 130-foot tower with a minimal setback from Marlowe, directly across from single-family housing. I created the attached markup of the architect's section to show this relationship at the north end of Marlowe, which clearly illustrates the incompatible scale and proximity of the proposed tower. Sensitivity to the adjacent single-family neighborhood is an explicit Development Objective for this project, and that large of a mass so close to my and my neighbors' homes is highly insensitive.

In the September 6 presentation, the architect indicated that the proposed setback of the retail/office tower matches the existing condition of the former hospital. Although I reject the idea that the hospital building is a precedent for determining the appropriateness of any new development on the site, even it is a much less imposing mass than the proposed. No part of the former hospital within 50 feet of Marlowe rises above 2 stories, and the tallest center and western portions of the building are only 4-1/2 stories. I attempted to sketch this in with the red line on the attached section markup. It's admittedly only a rough approximation, but I think it's a fair representation of the existing scale.

I am also concerned about the proposed commercial uses extending down Marlowe, again directly across from single-family homes. Neither retail frontage with entries and storefronts, nor a plain and utilitarian side/rear elevation is contextual to the directly adjacent single-family homes, so I struggle to see how that could be executed sensitively.

I don't object to appropriately dense development or commercial uses on the site, but the overall massing and organization of uses should be more responsive to the context of the surrounding neighborhood. The west side of the site along Belle is bordered by non-residential uses, taller buildings, and shallow setbacks extending roughly 500 feet south from Detroit. Isn't it possible and appropriate to locate more of the project's density and commercial uses adjacent to those less sensitive neighbors, stepping down in scale and transitioning to residential use to meet the adjacent single-family homes to the east in the same manner proposed to the south?

Thank you for your thoughtful consideration of this issue and the project at large. I look forward to further discussion at the October 4 Planning Commission meeting.

Regards,  
Peter Ketter

Marlowe Avenue resident





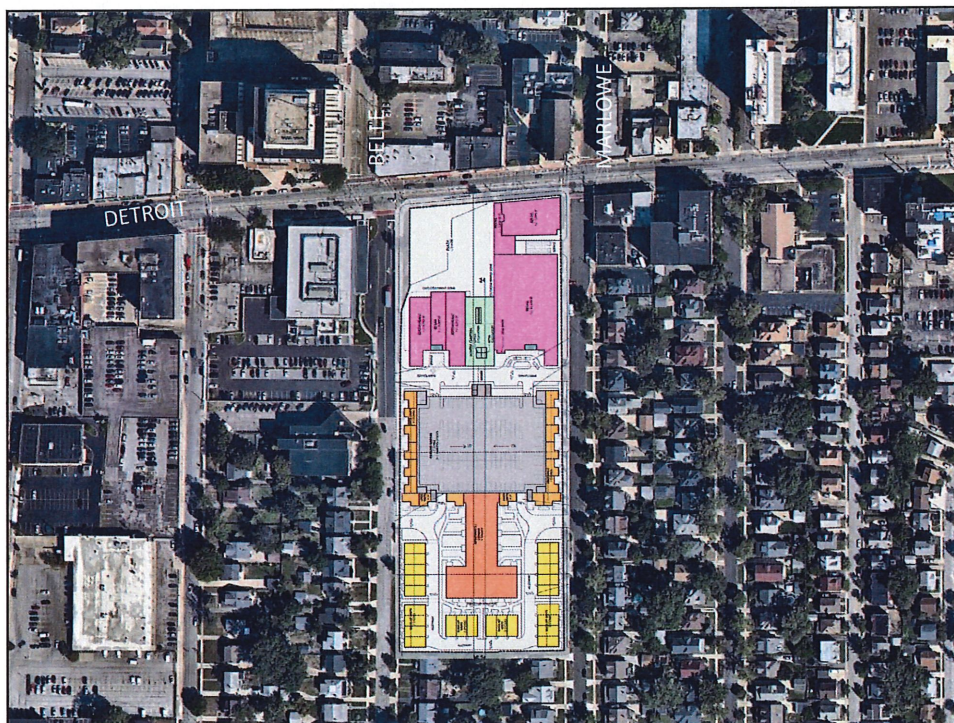
**Planning Commission**  
**October 4, 2018**

### **Requests - DEFER**

- 1. Conditional Use for a Drive Through Facility – 1161.03 (y)**
- 2. Parking Plan Review – 1143.09**
- 3. Conditional Use for Outdoor Dining – 1161.03(t)**

14115 Detroit Ave,  
Raising Cane's Chicken Fingers





## **Discussion tonight**

- The role of Planning Commission is to review and provide input on topics related to land use
- The conversation tonight will be focused on the city's analysis of comparable setbacks, building height, and public space sizing.

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## **Planned Development Approval Process**

- 1. Planning Commission reviews plan for preliminary approval**
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning



## **Request - Deferral Preliminary Plan Review**

### **1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

### **1156.03**

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## **Focus moving forward**

### **Proposed Uses**

Complementing our city

### **Scale & Space**

Integration with Neighborhood

### **Surfaces**

Rhythm and Texture

### **Public Space**

Function and Feel

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

# Focus moving forward

## Proposed Uses

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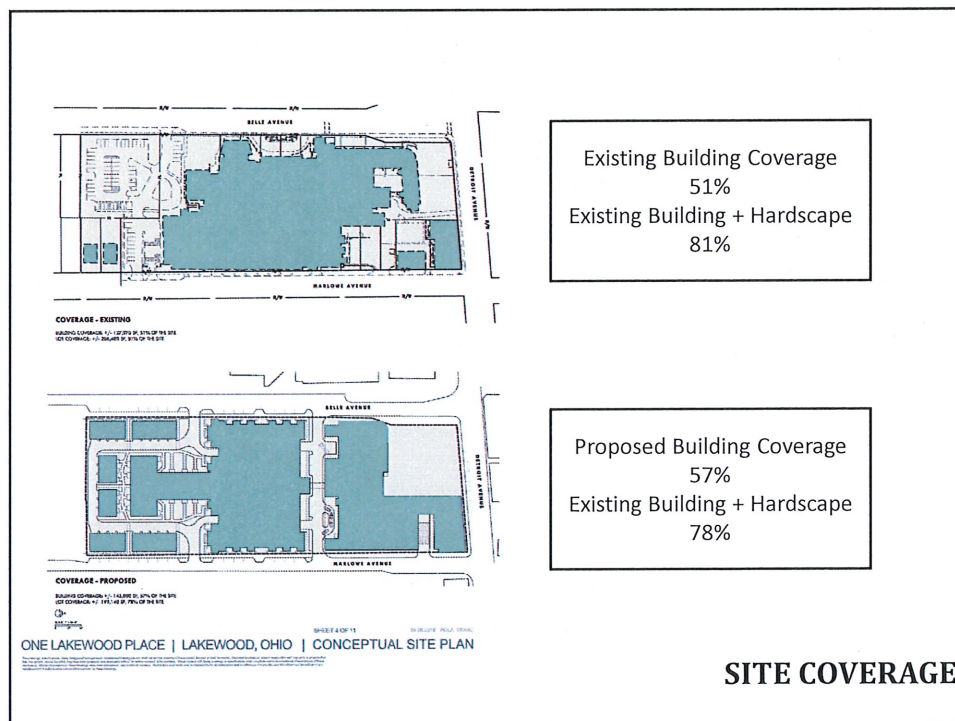
Lot Coverage

Setbacks

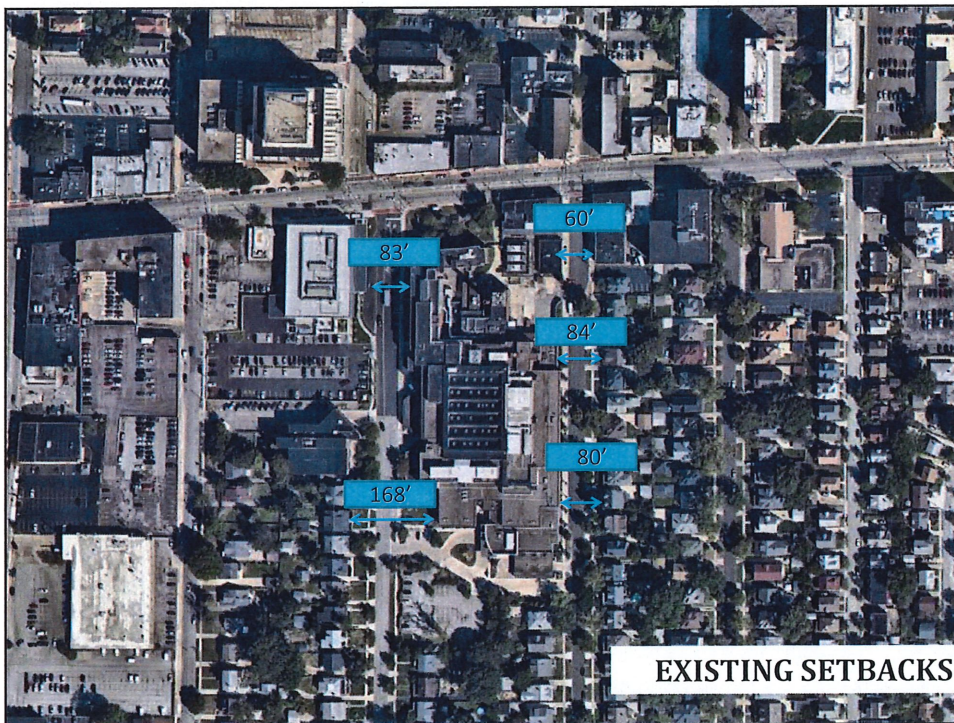
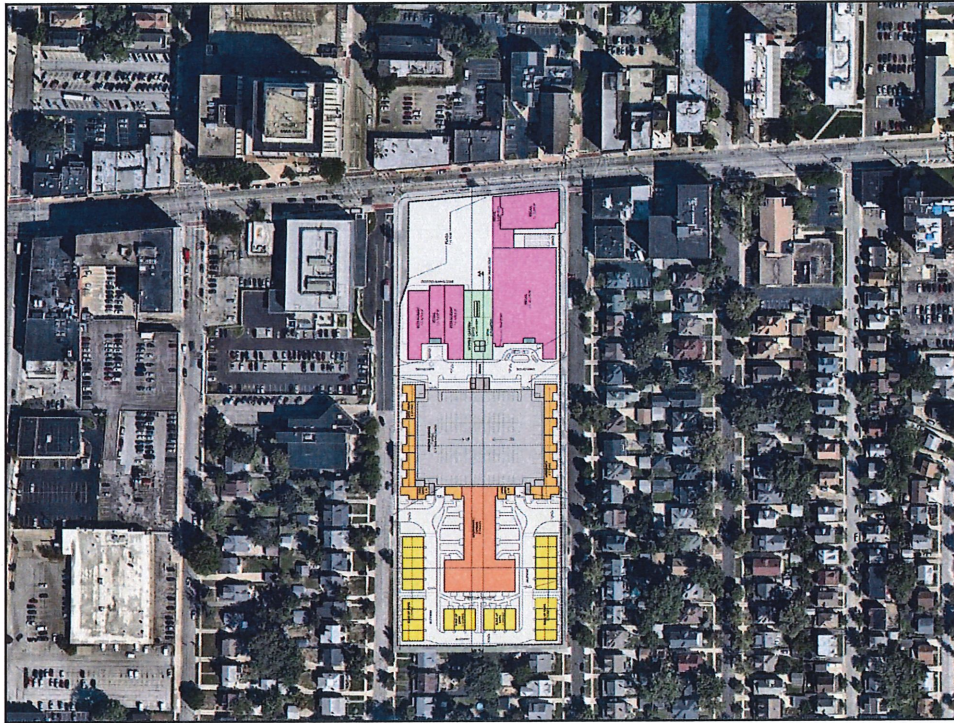
Height

Public Space Size

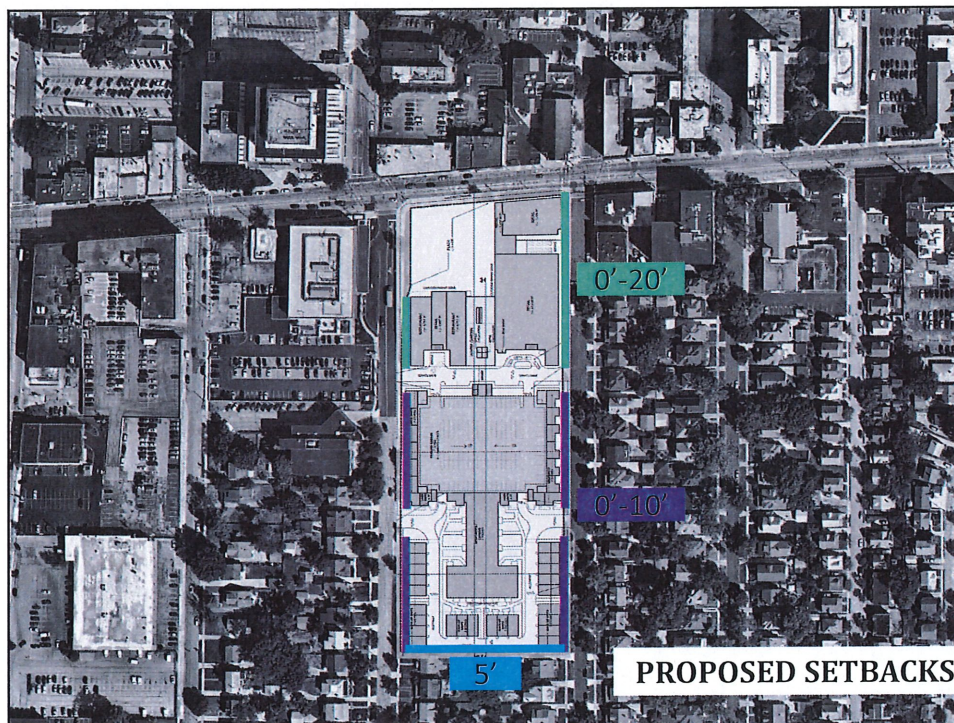
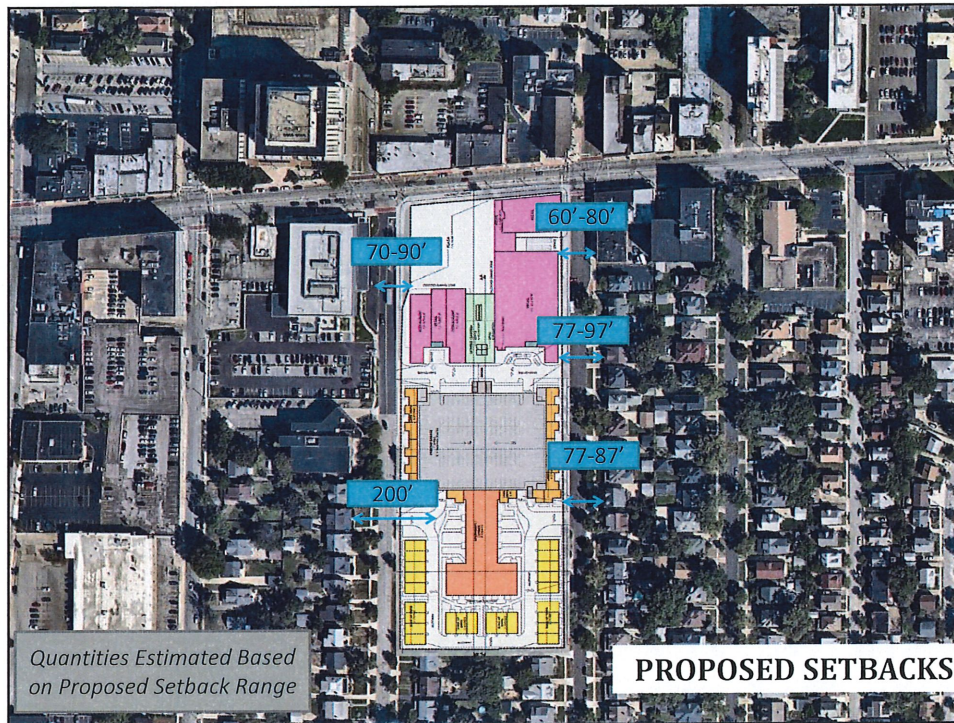
14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning



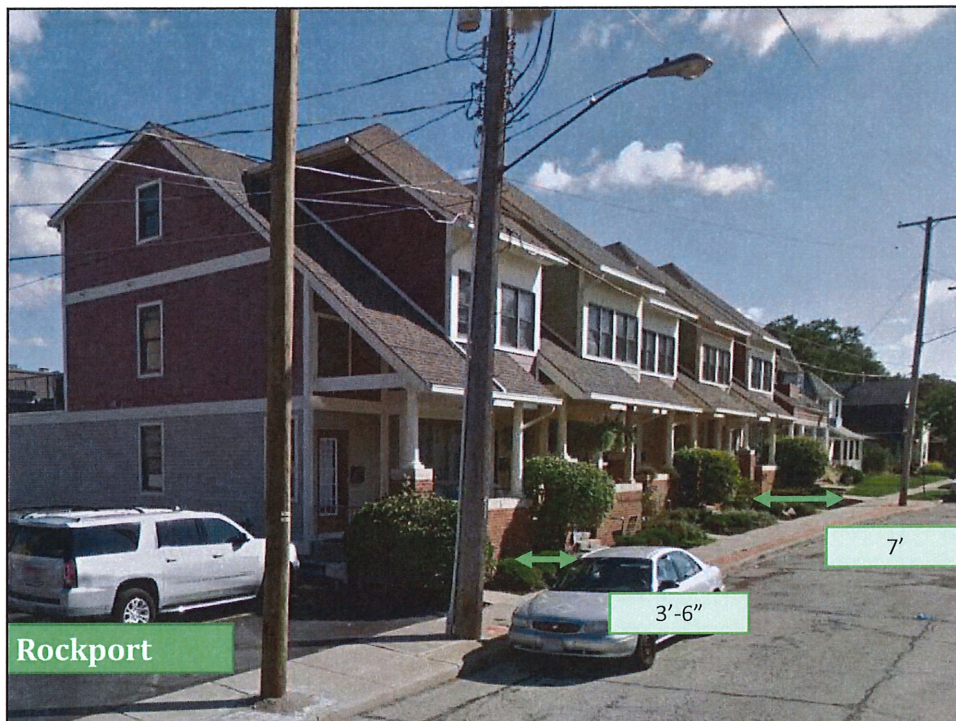
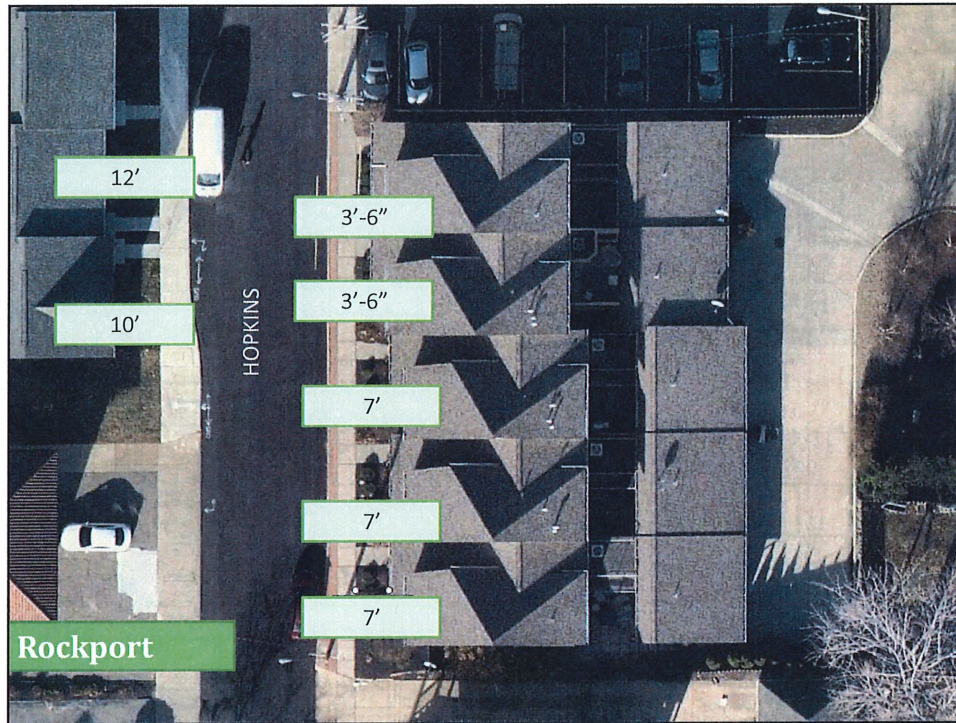




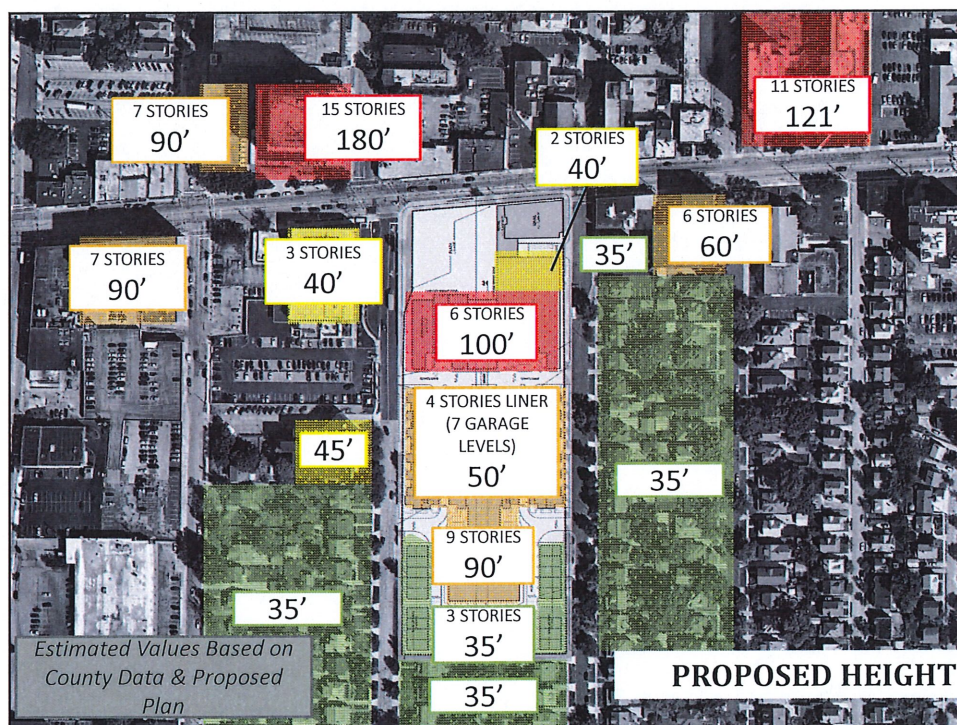
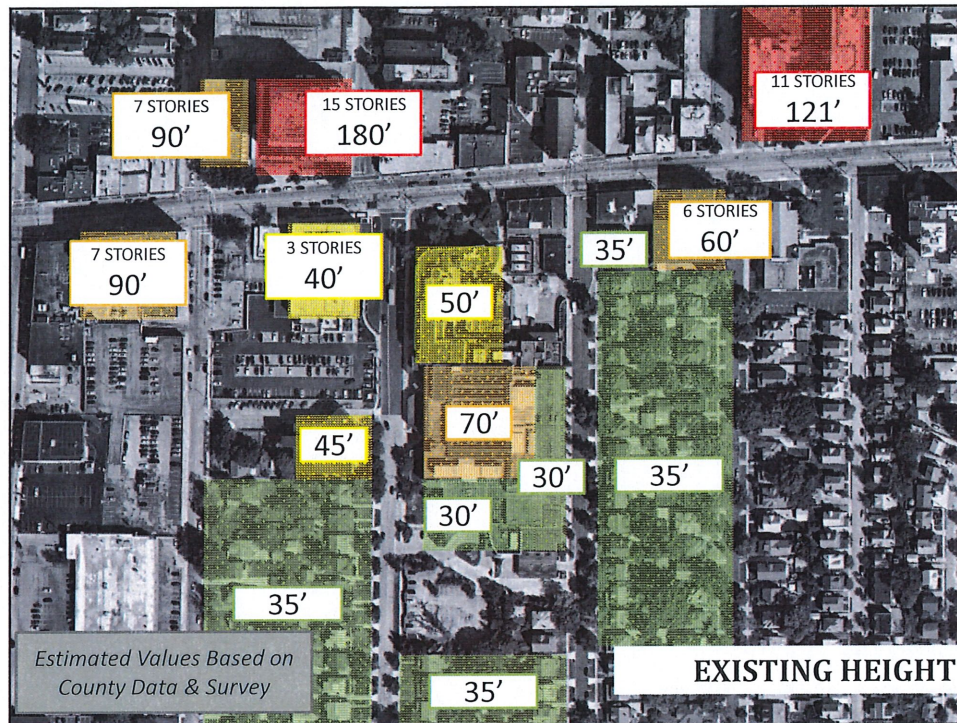




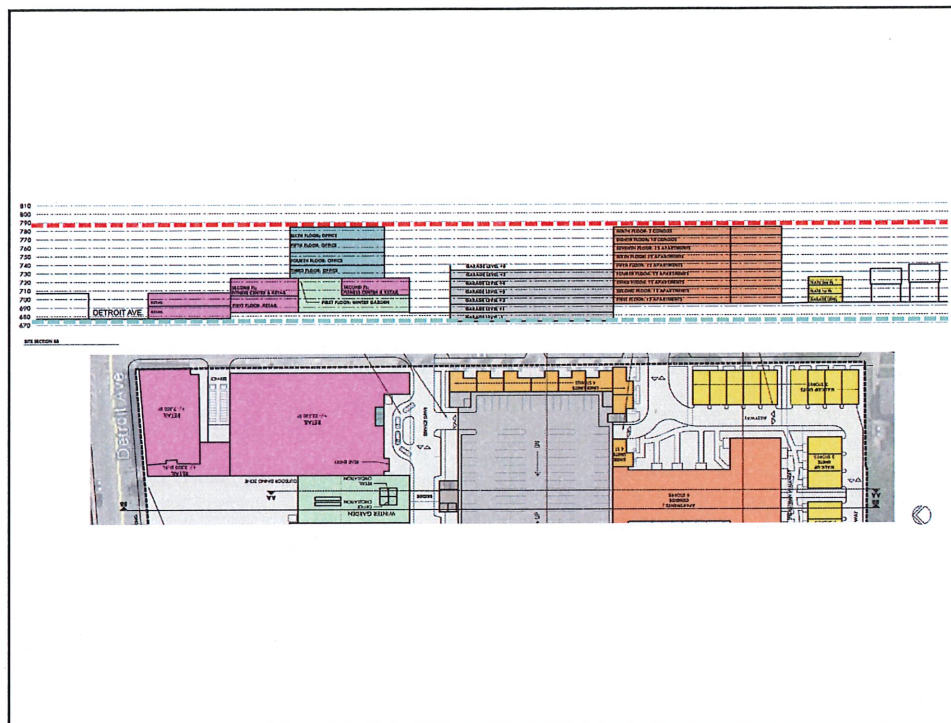




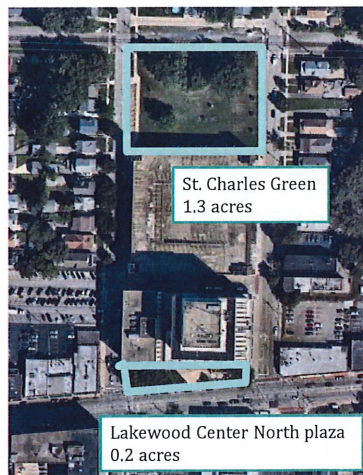
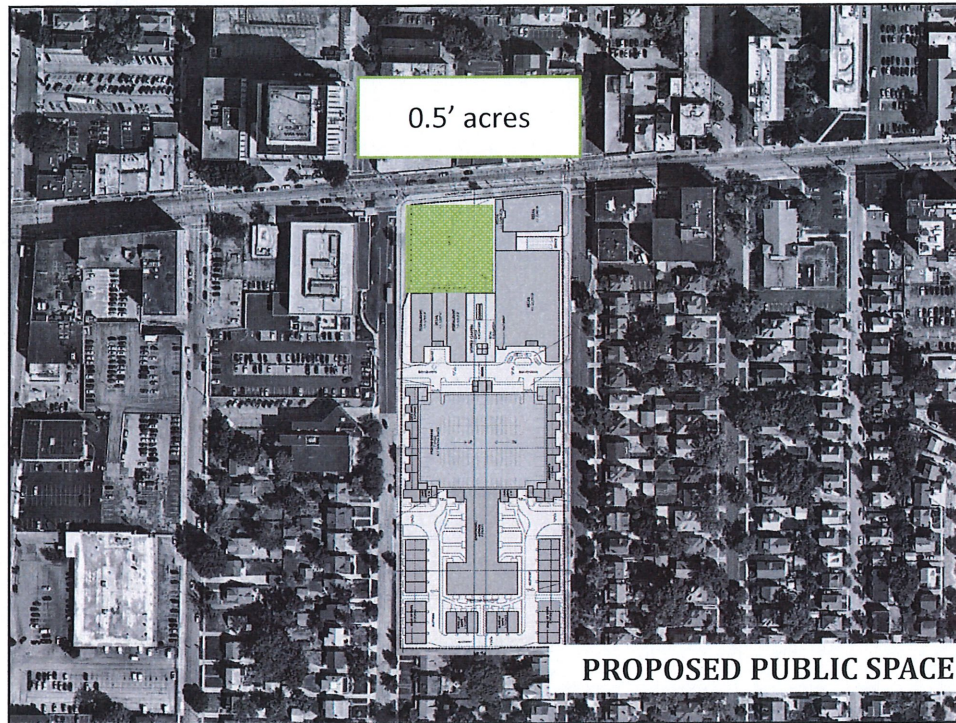












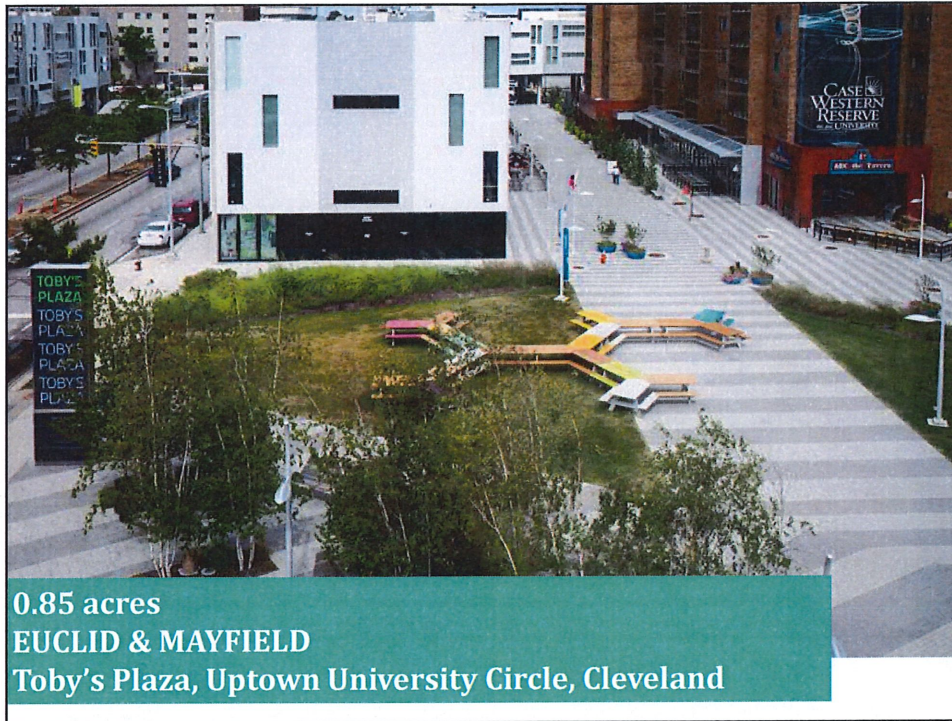
One Lakewood Place Public Space  
0.5 acres →

Lakewood Park	32
Madison Park	17
Kauffman Park	7
Wagar Park	3
Cove Park	3
Webb Park	2.25
Edwards Park	1.5
St. Charles Green	1.3
Dog Park	1
Merl Park	1
Niagra Park	0.95
Issac Warren Park	0.85
Celeste Park	0.75
Park Row Park	0.55
Sloane Park	0.25
Clifton Prado Park	0.25
City Center Park	0.2
Mini Park	0.02









## Focus moving forward

**Proposed Uses**  
Complementing our city

**Scale & Space**  
Integration with Neighborhood

**Surfaces**  
Rhythm and Texture

**Public Space**  
Function and Feel

- Hardscape vs. Softscape
- Programming
- Seating
- Materials
- Elevation Change
- Lighting

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

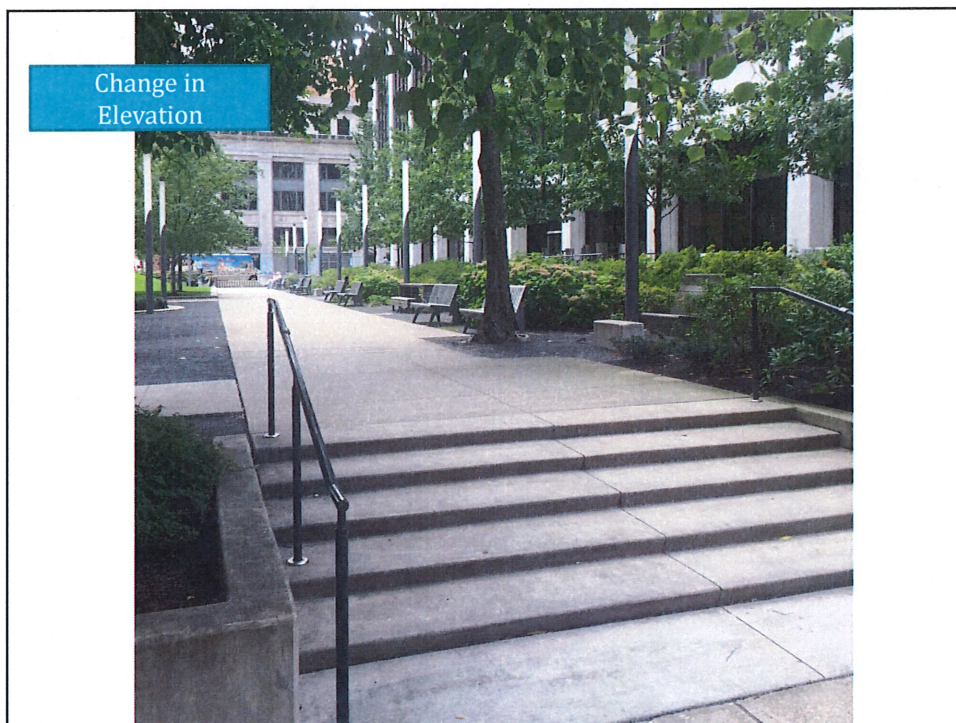
















## Focus moving forward

**Proposed Uses**  
Complementing our city

**Scale & Space**  
Integration with Neighborhood

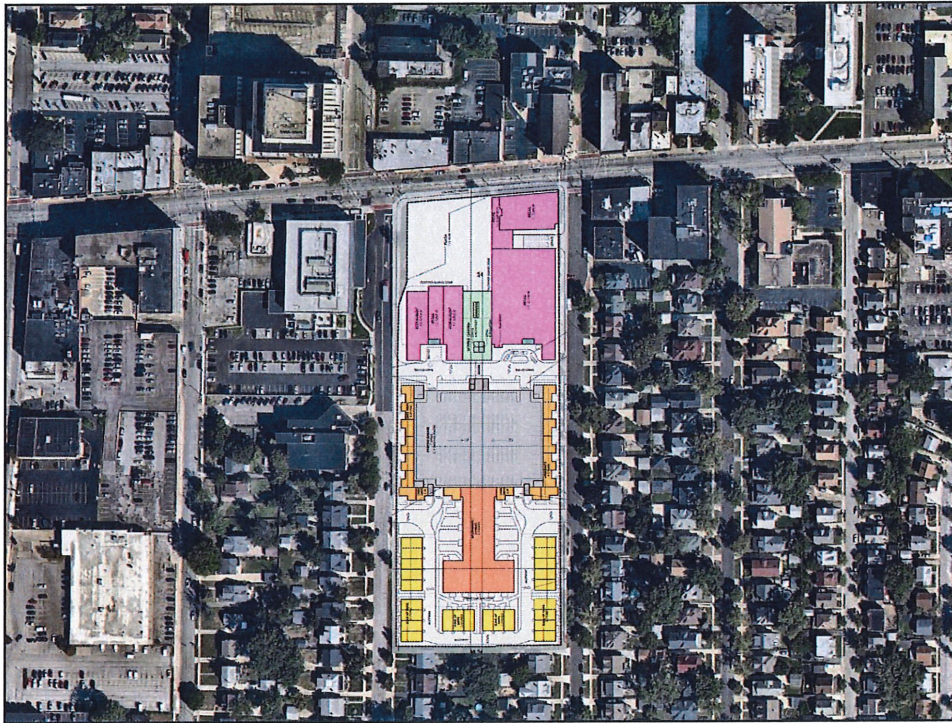
**Surfaces**  
Rhythm and Texture

**Public Space**  
Function and Feel

Edges  
Rhythm  
Texture  
Landscape

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

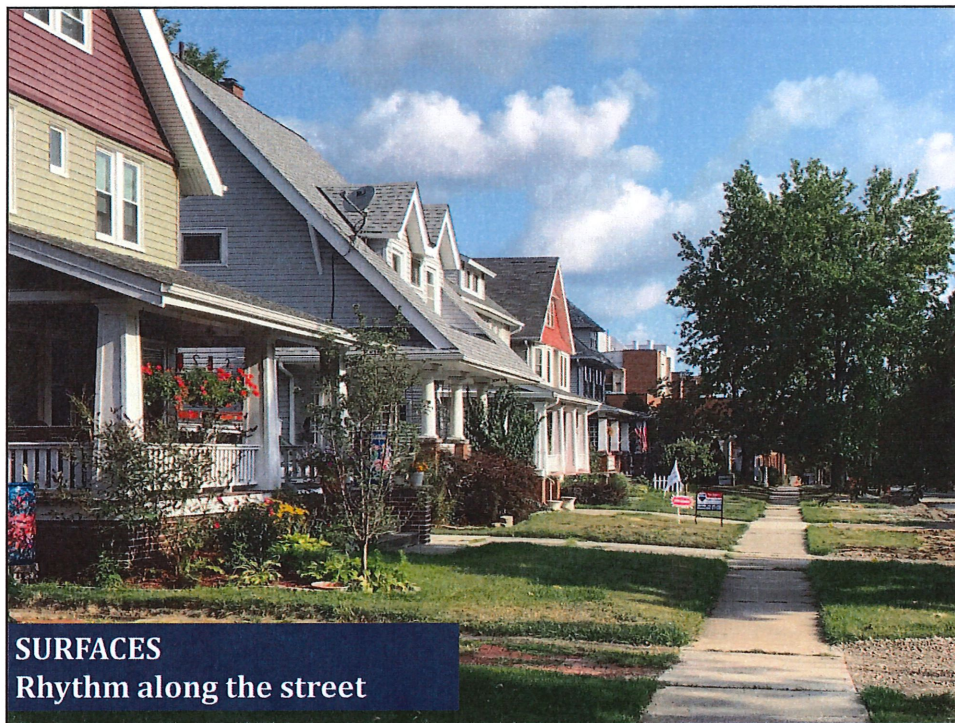






## Commercial Design Guidelines

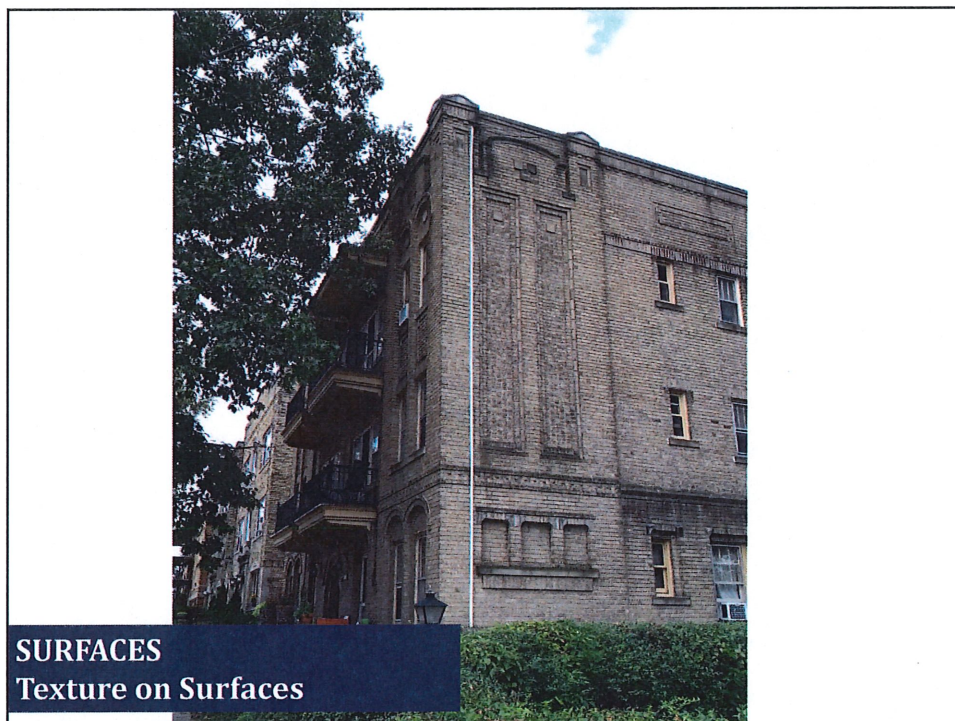
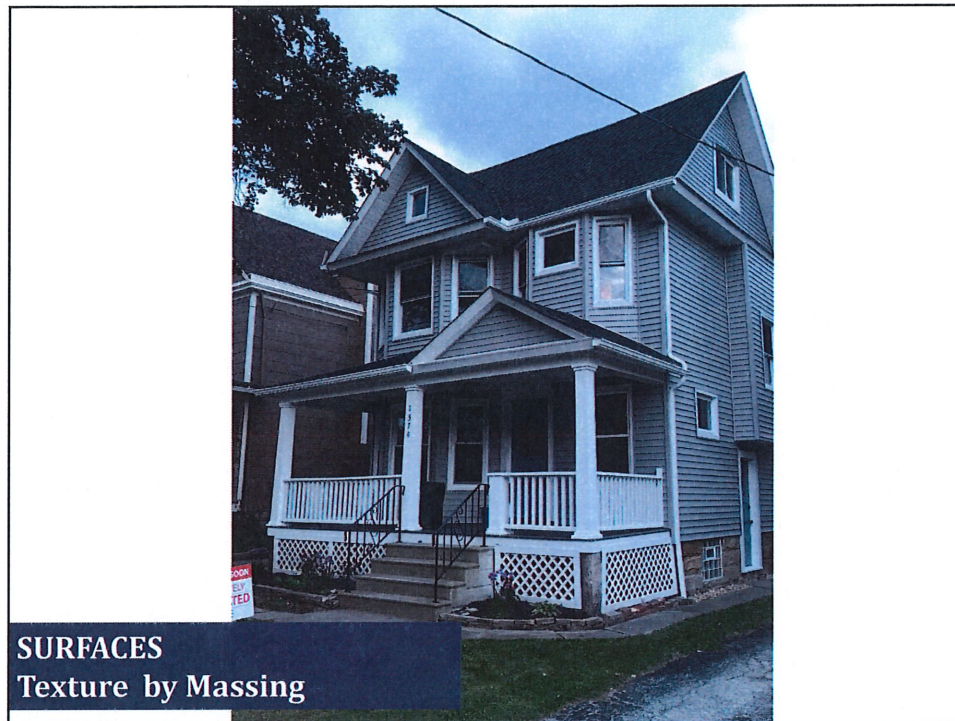
- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design



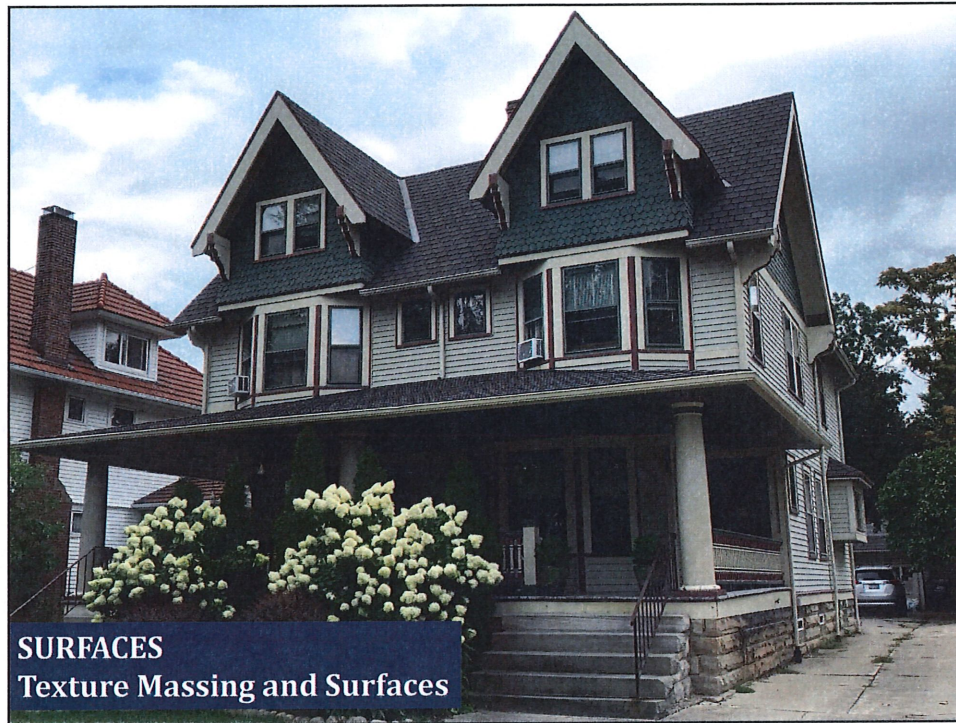




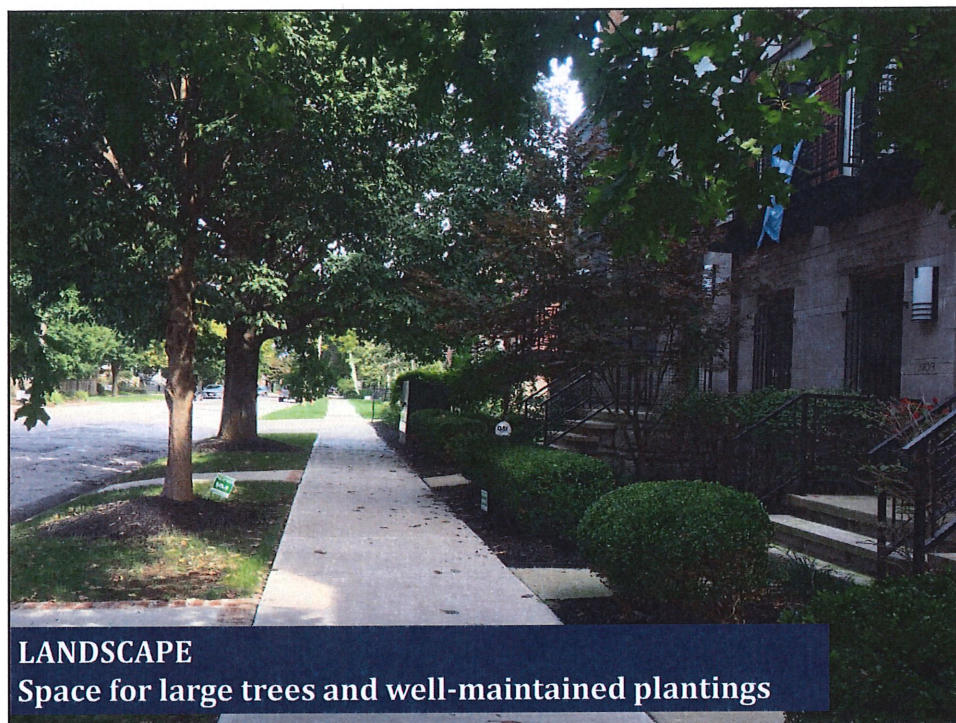






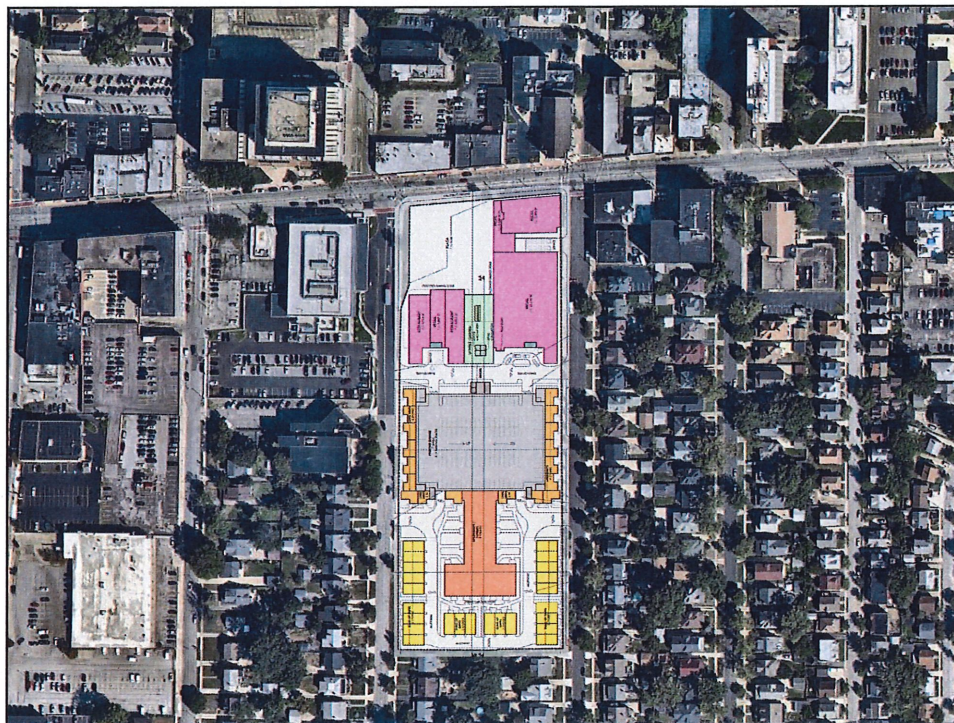


**SURFACES**  
Texture Massing and Surfaces



**LANDSCAPE**  
Space for large trees and well-maintained plantings





## **Under Consideration Tonight - Deferral Requested**

### **Preliminary Plan Approval**

#### **1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

#### **1156.03**

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## Preliminary PD Zoning

### 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

### 1156.03

Prescribes 9 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as:

Base Zoning	Subdivision Requirements	Adverse Impacts
Integration	Development Standards	Min. Area Requirement
Setbacks	Environmental Review	Architectural and Design Standards

- **Preliminary Plan Approval (1156.03 and 1156.04)**

- Preliminary Approval is the first step to unlock the review of the full design and architectural plans (1156.05)

- Final Approval will come at a future meeting.

- All modifications to Final Plan must be approved by Planning Commission. (1156.04(m)(1)(A))





After a preliminary approval, Planning Commission and ABR will turn to 1156.05

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities



**Architectural Board of Review**  
**Thursday, October 11, 5:30**

**[www.OneLakewood.com/downtowndevelopment](http://www.OneLakewood.com/downtowndevelopment)**



## Communication

Communication regarding a proposed lighting ordinance that is before City Council. Michelle Nohta will present the city's research and proposed legislation. Our Department and Council are seeking input and guidance on this topic.

**Lighting Ordinance  
Communication**



**Planning Commission  
October 4, 2018**



## Lighting Ordinance Discussion



Prepared for  
Lakewood Ohio - Planning Commission  
by Michelle Hockley, AICP Presented on 10/04/2018

### Purpose: To set and require minimum standards for outdoor lighting

- Protect neighbors from light trespass and glare
- Protect and retain the intended visual character of the various Municipality venues
- Protect drivers and pedestrians from the glare of non-vehicular light sources

### Light trespass from commercial properties

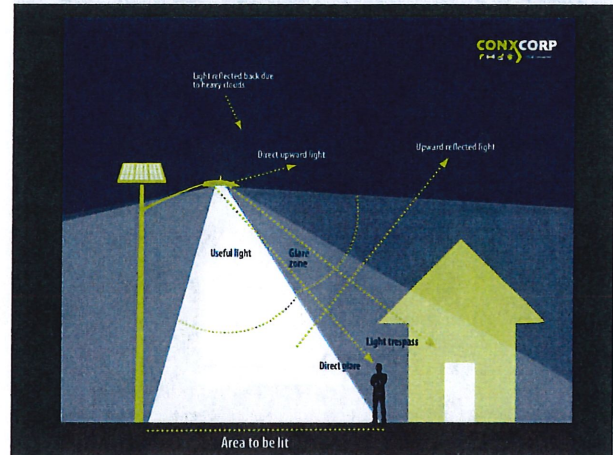
- New construction and rehab projects are reviewed by building and ABRper design review
- Signs are guided by design review
- No current regulation from the state or city on light trespass
- Model ordinance from Dark Skies Initiative and Pennsylvania, APA whitesheet

### What is light trespass?

- Unwanted light spilling over property lines
- Glare from an unshielded bulb that is viewed from another adjacent property
- **Light trespass-** The unwanted shining of direct light produced by a lighting fixture beyond the property on which it is located. Light trespass is of an obtrusive and objectionable nature
- **Glare-** Light emitting from a lighting fixture with an intensity great enough to cause annoyance or discomfort.



Add photo of a fixture iwht a shield or cutoff

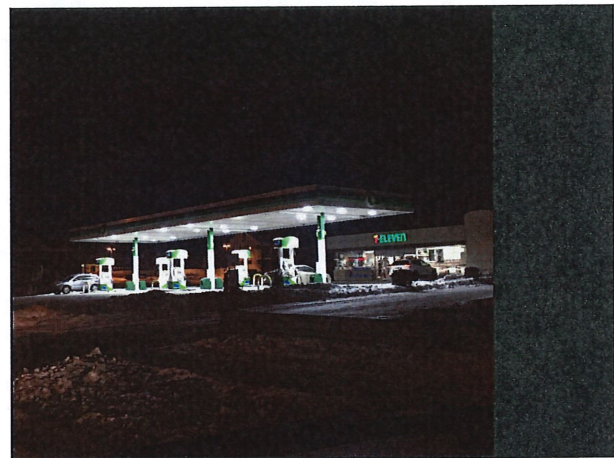


## Enforcement

- Ordinance would be placed in Chapter 13 of the property maintenance code
- Existing installations are assumed legal when code is adopted
- Complaints received dealt with on a case by case basis.
- Best practices to direct light down and back onto the property
- Compliance is judged by a reasonable person standard

## Categories to address

- Parking lots/auto lots
- Canopies
- Park lighting
- Landscape lighting
- Architectural lighting
- Historic lighting
- Flag lighting
- Sports facility lighting
- Holiday festive and other temporary lighting







## Enforcement

- The city may perform an inspection to determine if a trespass or glare exists
- Work with property to abate trespass conditions through best practices
- Education of property owners what industry best practices are



## Best Practices to mitigate light trespass and glare

- Select luminaires that are the lowest lumen value necessary for the activity or use (current IES Lighting Handbook standards)
- Use full shields or cut-offs to prevent or reduce glare
- Place light poles and angle the luminaires to reduce glare, direct light back onto the building or property and away from neighbors whenever possible
- Restrict height of light poles based on the activity to reduce glare and light trespass
- Use curfews to ensure that lights are turned off or dimmed after 11 pm (sports fields that have tall light poles)

## Existing Conditions

- Lighting that existed prior to the adoption of the code may remain. Complaints will be investigated
- Best practices will be recommended

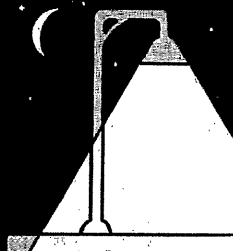
## Questions for Planning Commission

- After my presentation, do you have a better understanding of what light trespass and glare are ?
- Do you have a better understanding of the remedies to prevent or correct light trespass?
- Questions?

## Resources

- **Pennsylvania Lighting Council model ordinance:**  
<http://www.polcouncil.org/polc2/matintcpl.html#ModelOrd>
- **APA Whitesheet**  
[http://planning-org-uploaded-media.s3.amazonaws.com/document/product\\_EIP\\_E\\_IP28.pdf](http://planning-org-uploaded-media.s3.amazonaws.com/document/product_EIP_E_IP28.pdf)  
<http://esdcinfo.today.com/pollution/light-pollution/sources-of-light-pollution.html>
- [https://planning-org-uploaded-media.s3.amazonaws.com/document/product\\_EIP\\_E\\_IP28.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/document/product_EIP_E_IP28.pdf) City of Raleigh NC
- <http://www.delmarfans.com/educate/basics/lighting-pollution/>
- <http://www.darksky.org/wp-content/uploads/2014/09/Light-Pollution-Diagram-680px.jpg>
- <http://www.ncei.org/research/environment-and-natural-resources/states-shut-out-light-pollution.aspx>
- <http://www.darksky.org/lighting/lighting-basics/>
- [https://library.municode.com/ca/menimoth/inter\\_codes/code\\_of\\_ordinances?nodeId=TITLE20\\_ARTIIISIPGELEST\\_CH17\\_36514DEFAUS\\_17\\_36036EAU](https://library.municode.com/ca/menimoth/inter_codes/code_of_ordinances?nodeId=TITLE20_ARTIIISIPGELEST_CH17_36514DEFAUS_17_36036EAU)
- **Light Pollution Endangers our security and Our Safety;**  
<http://cesecr.fau.edu/observatory/lightpoll-security.html>

## Lighting Ordinance Discussion



by Michelle Hochsta ACP 10/01/2018